

From: [Jimmy Thompson](#)
To: [Christie Teets](#)
Cc: [Dan Huff](#)
Subject: RE: Park SDCs- Request for Clarification Regarding Resolution No. 2019-12
Date: Monday, June 8, 2026 5:03:59 PM
Attachments: [Completed Public Records Request Form\(1\).pdf](#)

Thank you very much Ms. Teets. As requested, please find attached a formal public records' request.

On Jun 8, 2026 3:52 PM, Christie Teets <cteets@cityofmolalla.com> wrote:

Mr. Thompson,

I will include our correspondence with the public record from your previous message.

Persons interested in public records are required to complete a Public Records Request. Thank you.

Christie Teets, CMC

City Recorder

Phone: 503.759.0285 | Fax: 503.829.3676

Office Hours: M-Th; 8:00am – 4:30pm | Fri; 8:00am-12pm

www.cityofmolalla.com



DISCLOSURE NOTICE: This email is official business of the City of Molalla and is subject to Oregon Public Records Law.

From: Jimmy Thompson <jthompson97233@hotmail.com>
Sent: Monday, June 8, 2026 3:39 PM
To: Christie Teets <cteets@cityofmolalla.com>
Cc: Dan Huff <dhuff@cityofmolalla.com>
Subject: RE: Park SDCs- Request for Clarification Regarding Resolution No. 2019-12

Mr. Huff and Ms. Teets,

Respectfully, I reviewed the materials referenced in the response to my prior comment. Most of the discussion appeared focused on how the Park SDC is calculated today and what the fee should be going forward. I was unable to locate discussion regarding how the 2019 reduction was originally determined, beyond Mr. Huff's statement during the meeting that the reduction was an "arbitrary" decision.

As a rough estimate, StonePlace Phases 2 and 3 reportedly included approximately 200 units, while Cascade Place reportedly included approximately 140 units, for a combined total of roughly 340 multifamily units. Applying a reduction of approximately \$5,000 per unit suggests a potential impact approaching \$1.7 million.

If those unit counts are inaccurate, or if my estimate is otherwise incorrect, I would appreciate any records identifying the actual number of units affected, the projects that benefited from the reduction, and the methodology used to calculate the City's reported revenue impacts associated with the decision.

I am also interested in understanding how many units had already been constructed, permitted, vested, or otherwise approved at the time the reduced Park SDC was adopted, and whether those units ultimately received the reduced rate.

Given the magnitude of the reported revenue impact and the apparent lack of a documented methodology in the materials I reviewed, I remain interested in understanding the basis for the decision, the analysis supporting it, and how the City arrived at its reported estimates.

Thank you for your time and consideration. I respectfully request that this correspondence be included in the public record.

Sincerely,

Jimmy Thompson Former Councilor and Mayor City of Molalla

On Jun 8, 2026 2:27 PM, Christie Teets <cteets@cityofmolalla.com> wrote:

Hello,

I'm in receipt of your letter to the Mayor & Council.

I will include this message as public comment and it will be included in the Meeting Minutes for the June 10th City Council Meeting.

Much of what you are requesting can be located on the City's [website](#). There were two Work Sessions held related to Parks SDC's. They were held on February 25th and March

11th, and contained information related to your questions below. Council made a final decision to [adopt Resolution No. 2026-13: Amending SDC's for Parks](#) at the May 13th City Council meeting. Packet information can be found on the website and playbacks of the meetings can be found on the [City's YouTube](#) page.

After reviewing documents on the website and you determine whether you have remaining questions, please submit the attached Public Records Request. Thank you.

Christie Teets, CMC

City Recorder

Phone: 503.759.0285 | Fax: 503.829.3676

Office Hours: M-Th; 8:00am – 4:30pm | Fri; 8:00am-12pm

www.cityofmolalla.com



DISCLOSURE NOTICE: This email is official business of the City of Molalla and is subject to Oregon Public Records Law.

From: Jimmy Thompson <jthompson97233@hotmail.com>
Sent: Saturday, June 6, 2026 4:04 PM
To: City Recorder <recorder@cityofmolalla.com>
Subject: Park SDCs- Request for Clarification Regarding Resolution No. 2019-12

Honorable Mayor, Council, and City Staff:

During my tenure as a Councilor and Mayor for the City of Molalla, one of the issues we worked to address was the City's Parks Master Plan and associated Parks System Development Charges (SDCs). Historically, population growth had outpaced park development and acquisition, creating deficiencies in the park system while development continued. As a Council, we took steps to better align growth with the infrastructure and amenities needed to support it, ensuring that growth contributed appropriately to the facilities necessary to serve that growth.

According to City records, Resolution No. 2019-12 reportedly resulted in an unintended reduction of approximately \$1.9 million in park capital revenue. As a former elected official and resident, I would appreciate clarification regarding the analysis supporting that decision, the methodology used to establish the revised rate, and the distribution of its impacts.

Specifically:

- First and foremost, please provide the methodology, analysis, and supporting documentation used to establish the revised Parks SDC rate adopted under Resolution No. 2019-12.
- As I understand Oregon's SDC framework, system development charges are generally required to be supported by an adopted methodology establishing the basis for the charge. Accordingly, I would appreciate any studies, calculations, memoranda, consultant reports, legal analyses, or other documentation demonstrating how the revised rate was determined and how it was found to comply with applicable legal requirements.
- Was an analysis prepared showing the estimated revenue impact of the reduction prior to adoption?
- Was Council presented with project-specific estimates showing the financial benefit to individual developments resulting from the reduction?
- How much of the reported reduction in capital revenue was attributable to specific developments, including StonePlace Apartments, Cascade Place, and the Bear Creek subdivision?
- How many dwelling units ultimately received the reduced rate?
- How many units associated with those developments were already constructed, permitted, under construction, or otherwise vested when the reduction was adopted?
- What public benefits were anticipated to offset the reduction in park capital revenue?

Please make available any analyses, memoranda, staff reports, presentations, meeting materials, consultant reports, legal opinions, or other supporting documentation related to this decision.

I would also respectfully request that this letter be included in the public comment portion of the next regular Council meeting packet and that any available responses be included as part of the public record.

Thank you for your time and assistance in helping me better understand this decision.

Kind regards,

Jimmy Thompson

Former Mayor, City of Molalla



PUBLIC RECORDS REQUEST

City of Molalla | 117 N. Molalla Avenue | Molalla, OR 97038
T: 503-829-6855 | F: 503-829-3676 | E: recorder@cityofmolalla.com

Jimmy Thompson

Requestor's Name

Name of Business/Organization (If applicable)

Address

Molalla

OR

97038

City

State

Zip

June 8, 2026

jimmy@ikigaikids.org

Date of Request

Daytime Phone Number

Email Address

Information Requested: Please be specific and provide as much detail as possible to allow City staff to determine the requested records' nature, content, and department in which in the record(s) may be located, including dates and key words.

Please see Attachment A - Records Requested.

REQUESTOR TO READ AND SIGN

I understand that Oregon Revised Statute (ORS) 192.314 states that every person has a right to inspect any nonexempt public record. Further, I understand that fees may be charged to reimburse the City for its actual costs in making the records available. Such calculation may include staff time, costs for compiling, or copying a record to meet my request. I hereby request that the City of Molalla City Recorder produce, as best to their ability, the records specified above. Any fees must be paid prior to release of the record(s) requested. A deposit for fees, based on the estimated cost, will be required for any estimate above \$25.00. For estimates above \$25.00, the City will provide a written estimate of the cost, and will seek confirmation to proceed or cancel the request. I understand that if the fee is not paid or addition requested information is not provided within 60 days, the request will be closed.

Jimmy Thompson /s/

June 8, 2026

Signature of Requestor

Date

FOR OFFICE USE ONLY

Date Received _____

Date Compiled _____

Date Notified _____

Received By _____

Compiled By _____

Prepayment Received \$ _____

Actual Cost \$ _____

Refund Due \$ _____

Balance Due City \$ _____

Attachment A - Records Requested

Requestor: Jimmy Thompson

Date of Request: June 8, 2026

I request public records related to the City of Molalla's 2019 Park System Development Charge (Park SDC) reduction, including records related to the adoption, basis, methodology, implementation, and financial impact of Resolution 2019-12 and/or any related action reducing Park SDCs in 2019.

Timeframe: January 1, 2018 through December 31, 2020, unless a responsive record outside that range is necessary to show the methodology, adoption history, implementation, or impact of the 2019 reduction.

Records requested:

1. Any staff reports, memoranda, agenda materials, presentations, spreadsheets, calculations, fiscal impact analyses, consultant materials, or other records prepared for or provided to City Council concerning the 2019 Park SDC reduction or Resolution 2019-12.
2. Any records showing how the reduced Park SDC amount was determined, including the methodology, assumptions, calculations, data sources, or policy rationale used to arrive at the reduction.
3. Any records identifying the projected or actual revenue impact of the 2019 Park SDC reduction, including any records supporting or explaining the City's reported revenue-impact estimates.
4. Any records identifying the developments, projects, permits, lots, dwelling units, or equivalent dwelling units that received, were eligible for, or were expected to receive the reduced Park SDC rate.
5. Records sufficient to identify whether StonePlace Apartments Phases 2 and 3 and Cascade Place received the reduced Park SDC rate, including the number of units affected and the amount of Park SDCs charged, reduced, waived, credited, deferred, or otherwise not collected as a result of the 2019 reduction.
6. Any records showing how many units had already been constructed, permitted, vested, approved, or were otherwise in process at the time the reduced Park SDC was adopted, and whether those units received the reduced rate.
7. Communications, including emails and attachments, between City staff, consultants, developers, or representatives concerning the 2019 Park SDC reduction, Resolution 2019-12, StonePlace Apartments, Cascade Place, I&E; Construction, Karl Ivanov, or the application of the reduced Park SDC rate to multifamily development.

Suggested keywords: Park SDC, Parks SDC, system development charge, Resolution 2019-12, StonePlace, Stone Place, Cascade Place, I&E;, Ivanov, multifamily, apartment, EDU, reduction, methodology, fiscal impact, revenue impact, arbitrary, permit, vested, constructed, occupancy, certificate of occupancy.

Please provide responsive records electronically by email where possible. If the City believes any portion of this request requires clarification or narrowing, please identify the specific portion and any suggested narrowing that would reduce staff time while preserving the substance of the request.

If the estimated cost exceeds \$25.00, please provide a written cost estimate before proceeding. I also request that the City consider reducing or waiving fees to the extent allowed because the requested records concern public financial impacts, SDC methodology, and municipal decision-making affecting public infrastructure funding.

City of Molalla – Public Records Request Policy

Resolution No. 2023-03

Adopted February 22, 2023

Upon receipt of a public records request, the City shall reply within five business days that the request was received and confirm whether the City is the custodian of the requested records or explain why more time is needed for a full response. ORS 192.324(1)(2). The City shall complete its response as soon as practicable and without unreasonable delay. ORS 192.329(1); ORS 192.329(5).

It is the City's policy, in accordance with state law, to recover its actual costs for retrieval of documents not immediately available or requiring staff research. ORS 192.324(4). The City may furnish records without charge or a reduced fee if its determined that making the record available benefits the general public. ORS 192.324(5).

The estimate of expected costs shall be provided to the requestor by staff in writing and the response will be suspended until the fees are paid (or waived). ORS 192.329(3). If the City requests additional information or clarification from the requestor, the response to the request is suspended until the requested information is provided. ORS 192.329(4).

Should the actual cost of responding to the request be less than estimated, a refund will be made to the requestor. Should the actual cost of responding to the request exceed the estimate by less than \$25, requestor shall pay balance due.

Upon receipt of the cost estimate or the initial receipt of the request, the City has ten business days to complete its response or provide in writing that additional time is needed. ORS 192.329(5).

FEES

Level 1 Request (staff time of 30 minutes or less)

- | | |
|--|--|
| A. Provided via email | <i>No Charge</i> |
| B. Hard copies to be picked up or mailed | <i>25 cents per side (50 cents double sided)</i> |

Level 2 Request (staff time up to 30 minutes or more)

- | | |
|---|------------------------------------|
| A. Actual costs to reproduce, staff time, per page fees | <i>Research Fee + per page fee</i> |
|---|------------------------------------|

Level 3 Request (staff time exceeds 30 minutes, complex request)

- | | |
|--|------------------------------------|
| A. Actual costs to reproduce, including staff time, legal review, outside services/consultants, per page fee, redaction fees | <i>Research Fee + per page fee</i> |
|--|------------------------------------|

Research Fee: \$25.00 for 30 minutes or more. (Any research more than 30 minutes will be at actual employee personnel costs)

Hard copies: 25 cents for single side | 50 cents for double side

Redaction Fee: Employee personnel services costs and/or legal review

Flash Drive (1GB): \$5.00 each

Electronic search of city server: Actual costs (employee personnel costs or consultant fees)

**Fees set according to City of Molalla Resolution*

RECORDS OFFICER ACKNOWLEDGMENT OF REQUEST:

☐ The City is the custodian of the requested records.

☐ The City is NOT the custodian of the requested records. This completes the request and no further action is required.

☐ The City is unsure whether it is the custodian of the requested records. We will search for the record and make an appropriate response as soon as possible. Additional details: _____

☐ We request the following additional information to clarify and /or expedite the request: _____

☐ Copies of the requested record(s) are attached or are available on the city's website: www.cityofmolalla.com

Park SDC Review – 6-2026

2018 - 2019

The Molalla City Council had gone through many City Council discussion sessions regarding System Development Charges (SDC). The City of Molalla, like other cities, has SDC's for water, wastewater, transportation, storm drainage and parks. In 2018 and 2019 Council was wrestling with overall charges for the new Wastewater Treatment Plant and its effect on local ratepayers as well as new developments.

Council elected to reduce the park SDC in favor of and increase in other SDC's in order to keep the total SDC amount to a certain level. The City is required to have an approved CIP with justifiable methodology to charge or set SDC rates. Council may at their own discretion lower rates without those studies.

Park Master Plan - The former Parks Master Plan was updated in 2014, and the new Parks Master Plan was completed approximately one year ago. As Council is aware, the new Plan was crafted more practically and included attainable projects and upgrades. The new Park CIP and the recently adopted Park SDC Methodology (May 2006) was developed based on these principles.

Maintenance Funding - Molalla has a very limited parks maintenance staff, and we have reached our maintenance limit for the crew. We will need to create additional revenue to hire additional maintenance staff to increase park acreage beyond today's total acreage.

Park Projects since 2019

Strawberry Park
Chief Yelkus Park
Fox Park Playground replacements
Long Park Pickleball Courts
Ivor Davies improvements
Cemetery Park improvements

We are currently working on a Clark Park playground replacement project and Clark Park Athletic Field improvement project.

February 25, 2026

City Staff met with Council during a Work Study session to discuss overall SDC methodology and history of the Park SDC.

March 15, 2026

Council heard the new Parks SDC methodology report from SDC Consultant, Steve Donovan.

May 13, 2026

Council adopted Resolution No. 2026 -13 implementing the new Park SDC.

Presented by:



March

2026

Parks SDC Methodology Update

Final Report

Prepared for:



Donovan Enterprises, Inc.
9600 SW Oak Street, Suite 335
Tigard, Oregon 97223-6596
☎ 503.517.0671



2026 Parks SDC Update



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Introduction/History of the Project

Introduction

The City of Molalla conducts periodic updates to its Comprehensive Plan and its various Public Facility Plans to provide orderly and sustainable growth of municipal infrastructure. A key component to funding these public facilities is the system development charge (SDC) program. SDCs are one-time charges for new development—designed to recover the costs of infrastructure capacity needed to serve new development. This section describes the policy context and project scope upon which the body of this report is based. It concludes with a numeric overview of the calculations presented in subsequent sections of this report for parks SDCs.

Recent History of Parks SDCs

The city's current schedule of park SDCs was last reviewed and adopted by the City Council in January 2014. At that time, the parks SDC fee was established at \$5,570 per single-family and multi-family residential dwelling unit. In subsequent years, the fee was adjusted for inflation, reaching \$7,752 by 2019. However, in June 2019, the City Council opted to reduce the fee to \$2,500. This adjustment was not informed by a facilities plan update or a cost of service analysis but rather reflected a policy decision by the City's governing body. Since then, minor inflation-based adjustments have been applied, bringing the current rate to \$2,643 per residential dwelling unit. Readers are encouraged to consider this context when comparing the recommended parks SDC fees from this 2026 analysis. The current recommendations exceed the existing policy-based fee but closely align with the rates in effect prior to the City Council's 2019 decision.

Objectives

With this review and update, the City has stated a number of objectives:

- Review the basis for charges to ensure consistency with the City's proposed parks SDC methodology;
- Address specific policy, administrative, and technical issues which had arisen from application of the existing SDCs;
- Determine the most appropriate and defensible fees, ensuring that development is paying its way;
- Consider possible revisions to the structure or basis of the charges which might improve equity or proportionality to demand;
- Provide clear, orderly documentation of the assumptions and results, so that City staff could, by reference, respond to questions or concerns from the public.

This report provides the documentation of that effort and was done in close coordination with City staff and available facilities planning documents. The SDC updates comply with Molalla Municipal Code (MMC) Chapter 13.14 (System Development Charges).